

8 Horsebrook Lane  
BREWOOD  
ST19 9EF

**BARTLAM'S**

ESTATE AGENTS • VALUERS • SURVEYORS



**\*Elegant detached residence enjoying enviable setting within much sought after semi-rural village neighbourhood with excellent local amenities and delightful rustic environment. \*Extended accommodation of comfortably proportioned layout, impressively appointed specification and superb standard of presentation. \*Porch and Hall. \*24 ft. Living Room. \*Spacious Dining Kitchen attractively equipped with splendid range of stylish contemporary fittings and integrated appliances. \*Four Bedrooms. \*Shower Room. \*Gas-fired central heating. \*Double glazed windows. \*Garage, Store and forecourt parking facilities. \*Nicely landscaped rear garden including extensive feature timber decked patio area.**

**PRICE: Offers Around £410,000**

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# 8 Horsebrook Lane, Brewood, ST19 9EF

## Ground Floor

**Entrance Porch** having double glazed door and windows.

**Entrance Hall** having double glazed door, central heating radiator, door linking with garage, built-in cloaks/store cupboard below stairs.

**Living Room** 24'2" x 10'10" (max) 9'0" (min) having double glazed window to front, chimneybreast with recessed feature fireplace, two central heating radiators, double glazed window and door to rear garden.

**Dining Kitchen** 16'3" x 10'8" (max) 8'3" (min) having dining area with central heating radiator, double glazed French door to rear garden, open plan to fully fitted kitchen area with stylish grey-panelled fitments comprising floor-based cupboards with timber work surfaces, inset 1½ bowl stainless steel sink, wall-mounted cupboards and retractable larder unit. Integrated Rangemaster range cooker with 5-ring hob and extractor canopy. Built-in automatic dishwasher, microwave, refrigerator and freezer. Ceramic tile splashbacks. Double glazed window overlooking rear garden.

## First Floor

**Landing** with built-in cupboard.

**Bedroom 1** 11'8" x 10'9" having double glazed window to front, central heating radiator.

**Bedroom 2** 11'8" x 8'11" (min) having central heating radiator, double glazed window to rear.

**Bedroom 3** 14'7" x 8'3" having double glazed windows to front and rear, central heating radiator.

**Bedroom 4** 8'0" x 6'0" having built-in cupboard, double glazed window to side, central heating radiator.

**Shower Room** having white suite comprising shower cubicle with overhead and wall-mounted sprays, hand basin and WC with concealed cistern. Tiled walls. Central heating radiator. Double glazed window.

## Outside:

Lawned foregarden edged with flower beds.

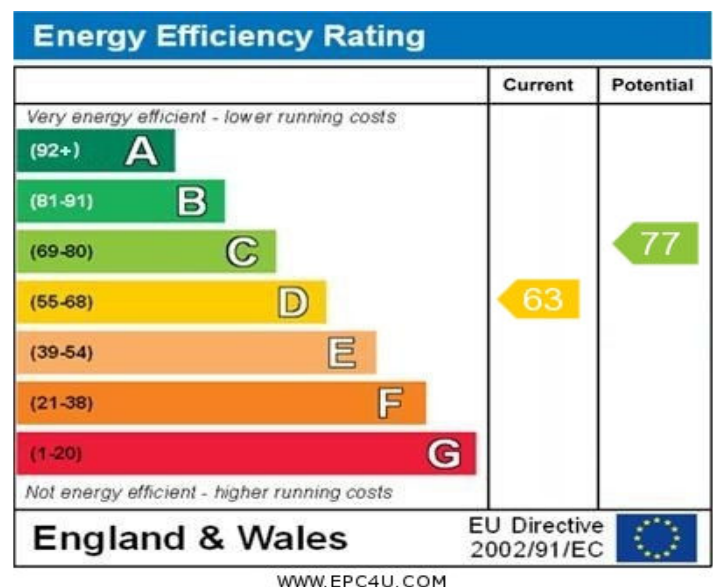
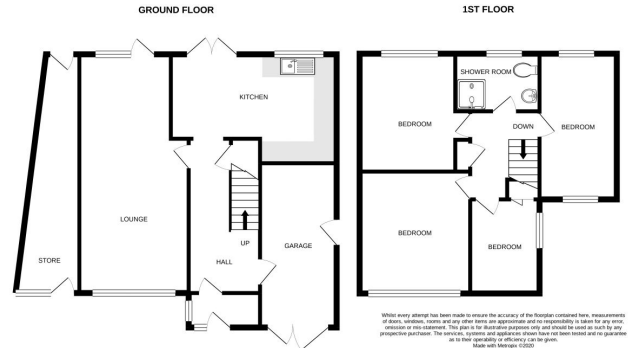
Driveway/forecourt providing parking facilities and access to garage and store.

**Garage** 17'4" x 7'8" presently equipped as utility with fitted cupboards, work surface, plumbing for automatic washing machine, double doors from driveway, door linking with hall and double glazed door to side passage. Wall-mounted Vaillant gas-fired central heating boiler.

**Store** 25'6" x 6'2" (max) 3'3" (min) having double doors

from forecourt.

Gated side passage leading through to enclosed rear garden neatly landscaped with full width timber-decked patio (incorporating hot tub), lawn and surrounding shrub beds.



**FIXTURES AND FITTINGS:** Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

**CONSUMER PROTECTION REGULATIONS:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MORTGAGE ADVICE:** Choosing a mortgage may be your most important financial commitment. Mortgage & Financial Solutions are registered as Independent Mortgage Advisers and offer independent, impartial and professional advice. Please speak with the Mortgage Consultant based at this office. Mortgage and Financial Solutions is an appointed Representative of Sesame Ltd which is authorised and regulated by the Financial Conduct Authority. Written details are available on request. You can choose how the Mortgage Consultant Company is paid: pay a fee, usually £400 or they can accept commission from the lender.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**